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AMENDMENT 278 TO THE OFFICIAL PLAN OF THE CITY OF HAMILTON PLANNING AREA

URB/MUN.



PLANNING DEPARTMENT

May, 1972



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A M E N D M E N T

NO. **278**

to the OFFICIAL PLAN
of the
CITY OF HAMILTON

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GOVERNMENT DOCUMENTS

PREPARED BY
THE PLANNING DEPARTMENT
OF THE CITY OF HAMILTON
UNDER THE GUIDANCE OF
THE HAMILTON PLANNING BOARD

The Corporation of the City of Hamilton

By-law No. 72-

To Adopt:

Official Plan Amendment No. 278

Respecting:

To Establish Land Use Designations
For the Hamilton Harbour Area

The Council of the Corporation of the City of Hamilton enacts
as follows:

1. Amendment No. 278 to the Official Plan of the City of Hamilton Planning Area, consisting of text and maps appended to the said text, both annexed hereto as Schedule "A", is hereby adopted.

2. The Secretary-Treasurer of the Hamilton Planning Board is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforementioned Amendment No. 278 to the Official Plan of the Hamilton Planning Area.

PASSED this

day of

A.D. 1972.

City Clerk

Mayor

(1972) 7 R.P.B. 1(a), April 11

OFFICIAL PLAN
HAMILTON PLANNING BOARD
AMENDMENT NO. 278

The attached pages consisting of two map schedules and explanatory text constitute Amendment No. 278 to the Official Plan of the Hamilton Planning Area. This amendment was prepared by the Hamilton Board and was recommended to the Council of the City of Hamilton under provisions of Sections 12 and 17 of the Planning Act, on the 14th day of March, 1972. This Amendment to the Official Plan was approved by the Planning Board by a vote of .

.....
CHAIRMAN

.....
SECRETARY

This Amendment was adopted by the Corporation of the City of Hamilton by By-law No. in accordance with Sections 13 and 17 of the Planning Act, on the .

.....
MAYOR

.....
CITY CLERK

SECTION ONE

B A S I S O F P L A N N I N G

A general statement of Planning principles upon which the policies of the Official Plan are based.

AREA COVERED BY THIS PLAN

This amendment covers the areas delimited upon Schedule "X" of this amendment.



BEACH
PLAN

LAKE ONTARIO

HAMILTON HARBOUR

LEGEND



AREAS COVERED BY
THIS AMENDMENT

SCHEDULE "X"
TO OFFICIAL PLAN
AMENDMENT NUMBER 278

PLANNING DEPARTMENT



SECTION TWO

POLICIES

A general statement of planning standards, definitions and planning policies, and a description of the Maps which together with this text comprise the Official Plan.

LAND USE DESIGNATIONS

(DEFINITIONS AND POLICIES)

OPEN WATER

The designation of areas upon "Schedule Y" of this plan as Open Water shall mean, that the areas thus designated are to be left covered by deep navigable waters and that said waters shall be restricted to boating, shipping and navigation, and to water oriented recreational uses only.

COMMERCIAL

The Commercial classification of land upon Schedule "Y" of this Amendment shall mean that the predominant use of lands so designated shall be for offices and commerce, which is defined as the buying and selling of goods and services.

This classification need not prevent some of the land from being used for other purposes provided that these purposes are compatible with commerce and will not unduly detract, hinder or prevent the areas from being used for proper commercial development and provided further that precautions are taken by imposing standards on how the land may be used by these other purposes to protect the areas for commerce. This exception to permit other uses of land does not include any industrial undertaking. In permitting a rezoning for commercial development upon lands abutting a residential area, consideration will be given to requiring buffering between the two uses by increased yards, landscaping, planting and like measures, and in addition will, wherever possible, control parking, storage and loading so as to minimize the interference with the adjoining land.

In addition, residential uses are permissible in commercial areas in the form of apartments either free-standing or forming part of a commercial complex. In general, the majority of such apartment buildings will contain small suites (i.e., bachelor and one-bedroom). The location of such residential uses will be carefully reviewed with respect to surrounding uses and density, and further control of such development will be implemented by rezoning and site plan control.

INDUSTRIAL

The Industrial classification shall mean that the predominant use of the land in the areas so designated shall be for industry, which is defined as including manufacturing, constructing, extracting and processing of raw materials and goods, repairing and servicing operations, and warehousing and storage of goods. Provision for appropriate off-street parking and loading shall be required by all new industrial establishments.

In permitting by rezoning measures any industrial development upon lands abutting a residential area, consideration will be given to requiring buffering between the two by increased yards, landscaping, planting and like measures, and in addition will, wherever possible, control parking, storage, loading and lighting so as to minimize the interference with the enjoyment of the residentially zoned land.

Commercial and recreational uses grouped where practicable shall also be permitted in an industrial area provided that such uses are primarily warranted in serving the needs of the industrial area or otherwise can locate without detracting from, or hindering, sound industrial development, and provided that such uses have sufficient parking, buffering, nuisance controls, and appropriate siting so as to be compatible with the surrounding uses.

A dwelling shall not be permitted in an industrial area unless such a dwelling is part of, and incidental to, an industrial establishment and is essential for the satisfactory operation of such establishment.

It will be the policy of the municipality to permit such non-industrial uses only on the basis of individual amendments to the Zoning By-law so that each proposal may be judged on its own merits and to ensure that the requirements outlined above will be met.

TRANSITIONAL

Definition:

There is conflicting evidence regarding the best ultimate land use of these areas. More information is needed before the issue can be finalized. However it is the opinion of Council, that an inclusion of these areas in an Official Plan is necessary, and the land use designation of these areas is therefore classified as "Transitional".

General Policies:

- 1) It shall be the policy of Council, to await the outcome and recommendations of studies, e.g., the Waterfront Study of 1972 being conducted jointly under the auspices of the Halton and Hamilton Region Conservation Authorities, before considering a more final land use designation of the areas designated "Transitional" in this Plan.
- 2) Upon a fruitful initiation of the work on the Waterfront Study mentioned above, and if there is demonstrable hard evidence as to the desirability of land fill for the enhancement of the seascape or for recreational purposes, it might be the policy of council to encourage the Conservation Authority to allow the filling of parts of said areas designated "Transitional".
- 3) Until and unless studies, e.g., said Waterfront Study establishes a desirability of land fill of certain parts, it shall be the policy of Council to encourage the retention by the proper authorities of the open waters in the areas designated "Transitional" in this Plan.



BEACH

PLAN

LAKE ONTARIO

OPEN WATER

TRANSITIONAL

INDUSTRIAL

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COMMERCIAL

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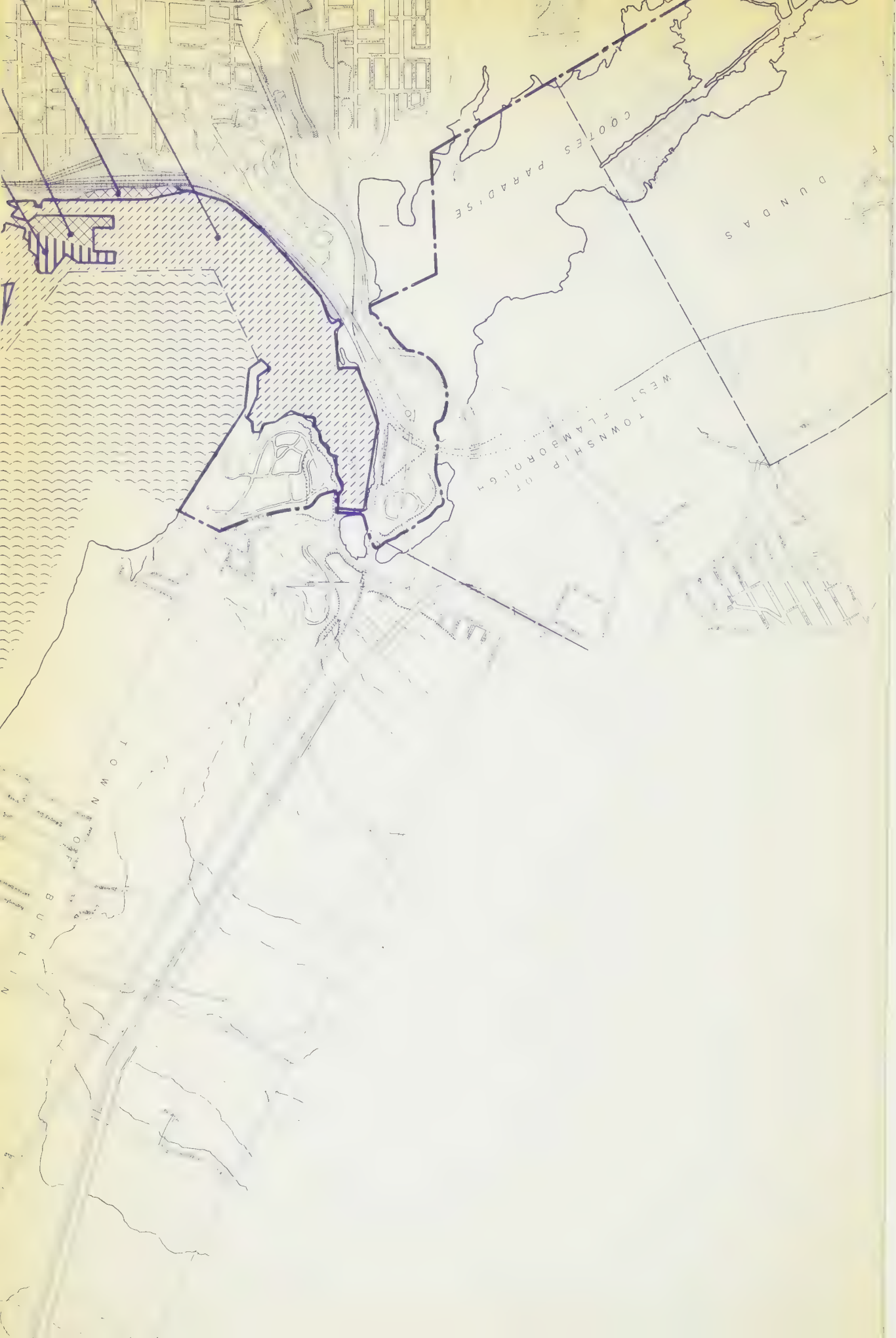
TO OFFICIAL PLAN
AMENDMENT NUMBER 278

ELECTRIC

POWER

LINE

TOWNSHIP



SECTION THREE

IMPLEMENTATION

A statement of the procedures to be followed
in the implementation of the Official Plan.

URBAN